





Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of December, 1980, that the Petition for Special Exception for a service garage should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The method provided for the elimination of waste oil and grease shall be in accordance with the Water Resources Administration requirements.
2. The trash dumpster shall be designated on the site plan.
3. A revised site plan, incorporating the above applicable restrictions, shall be submitted and approved by the Maryland Department of Transportation, the Health Department, the Department of Public Works, and the Office of Planning and Zoning.

*John M. H. Jones*  
Deputy Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 2, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: October 7, 1980

RE: Item No: 59, 60, 61, 62, 63, 64, 65  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NW/S of Pulaski Hwy., 1575'  
NE of Middle River Rd., 15th District : OF BALTIMORE COUNTY  
SOSCO CORPORATION, Petitioner : Case No. 81-100-X

### ORDER TO ENTER APPEARANCE

Mr. Commissioners:

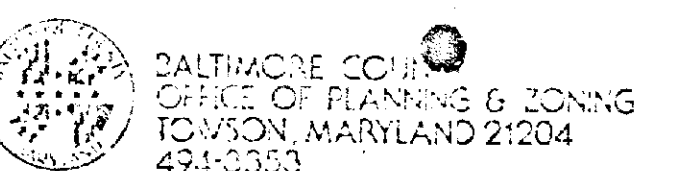
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 29th day of October, 1980, a copy of the foregoing Order was mailed to John Bohlen, Esquire, 6708 Belair Road, Baltimore, Maryland 21206, Attorney for Petitioner.

*John W. Hession, III*  
John W. Hession, III



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

November 3, 1980

John Bohlen, Esquire  
6708 Belair Road  
Baltimore, Maryland 21206

RE: Petition for Special Exception  
NW/S Pulaski Hwy., 1575' NE of  
Middle River Road  
Sosco Corporation  
Case No. 81-100-X

Dear Mr. Bohlen:

This is to advise you that \$53.88 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

October 21, 1980

John Bohlen, Esquire  
6708 Belair Road  
Baltimore, Maryland 21206

### NOTICE OF HEARING

RE: Petition for Special Exception - NW/S Pulaski Hwy.,  
1575' NE of Middle River Rd - Sosco Corp.  
Case No. 81-100-X

TIME: 10:00 A.M.

DATE: Thursday, November 20, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*Norman E. Gerber*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Petition No. 81-100-X Item 60  
SUBJECT: Petition for Special Exception  
Northwest side of Pulaski Highway, 1575 feet Northeast of Middle River Road  
Petitioner- Sosco Corporation

Date: November 5, 1980

Fifteenth District

HEARING: Thursday, November 20, 1980 (10:00 A.M.)

If in compliance with Section 253.28 of the Baltimore County Zoning Regulations, this office is not opposed to the granting of this request.

NEG:JGH:ab

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
FROM: Petition No. 81-100-X Item 60  
SUBJECT: Petition for Special Exception  
Northwest side of Pulaski Highway, 1575 feet Northeast of Middle River Road  
Petitioner- Sosco Corporation

Date: November 5, 1980

Fifteenth District

HEARING: Thursday, November 20, 1980 (10:00 A.M.)

If in compliance with Section 253.28 of the Baltimore County Zoning Regulations, this office is not opposed to the granting of this request.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab



DONALD L. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

November 20, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #60, Zoning Advisory Committee Meeting of October 7, 1980, are as follows:

Property Owner: Sosco Corporation  
Location: NW/S Pulaski Highway 1575' N/E of Middle River Rd.  
Existing Zoning: ML-2S-1 & ML-1M  
Proposed Zoning: Special Exception for Service Garage  
Acres: 1.033 Acres  
District: 15th

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,  
*Jan J. Pyrest*  
Jan J. Pyrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJP/mw

cc: Division of Air Pollution

11/20  
81-100-X



# PETITION FOR SPECIAL EXCEPTION

15th District

ZONING: Petition for Special Exception  
 LOCATION: Northwest side of Pulaski Highway, 1575 feet Northeast of Middle River Road  
 DATE & TIME: Thursday, November 20, 1980 at 10:00 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Service Garage

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Sosco Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, November 20, 1980 at 10:00 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
 WILLIAM E. HAMMOND  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY

PHONE: 483-5150

## KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE  
 BALTIMORE, MARYLAND 21206

Sept. 10th, 1980

ZONING PETITION DESCRIPTION  
 OF  
 SOSCO CORPORATION PROPERTY  
 2724 Pulaski Highway  
 15th Dist. 21220

Beginning for the same on the Northwest side of Pulaski Hwy. (150' wide) at the distance of 1575' more or less measured Northeastly from the Northeast side of Middle River Rd., and running thence from said place of beginning at right angles to said Pulaski Hwy., N. 41° 45' W. 300' to intersect the Southeastern R/W line of the Balto. & Ohio Railroad Co.; thence binding along the said Southeastern R/W line of said Railroad and running N. 43° 15' E. 150'; thence running S. 41° 45' E. 300' to the said Northwest side of said Pulaski Hwy; thence binding along the said Northwest side of said Pulaski Hwy., S. 43° 15' W. 150' to the place of beginning.

Containing 45,000 sq. ft. more or less or 1.033 ac. more or less.

SAVING & EXCEPTING that portion Zoned M.L.-C.S.-1



BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3333

WILLIAM E. HAMMOND  
 ZONING COMMISSIONER

December 8, 1980

John Bohlen, Esquire  
 6708 Belair Road  
 Baltimore, Maryland 21206

Dear Mr. Bohlen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

RE: Petition for Special Exception  
 NW/S of Pulaski Highway, 1575' NE of Middle River Rd. - 15th Election District  
 Sosco Corporation - Petitioner  
 NO. 81-100-X (Item No. 60)

Very truly yours,

Jan M. H. Jung  
 JEAN M. H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
 People's Couns



baltimore county  
 department of traffic engineering  
 TOWSON, MARYLAND 21204  
 3011 494 3550

STIFFEN E. COLLINS  
 DIRECTOR

November 13, 1980

Mr. William Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Item No. 60 - ZAC - October 7, 1980  
 Property Owner: Sosco Corporation  
 Location: NW/S Pulaski Highway 1575' N/E of Middle River Rd.  
 Existing Zoning: ML-C.S.-1 & ML-TA  
 Proposed Zoning: Special Exception for Service Garage

Acres: 1.033  
 District: 15th

Dear Mr. Hammond:

The requested Special Exception for a service garage is not expected to cause any major traffic problems. The entrance will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanigan  
 Michael S. Flanigan  
 Engineering Associate II

MSF/hmd



BALTIMORE COUNTY  
 FIRE DEPARTMENT  
 TOWSON, MARYLAND 21204  
 825-7310

PAUL H. REINCKE  
 CHIEF

November 3, 1980

Mr. William Hammond  
 Zoning Commissioner  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
 Zoning Plans Advisory Committee

Re: Property Owner: Sosco Corporation

Location: NW/S Pulaski Highway 1575' N/E of Middle River Road

Item No.: 60 Zoning Agenda: Meeting of Oct. 7, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
 PLANNING GROUP FIRE PREVENTION BUREAU  
 SPECIAL INSPECTION DIVISION

/mb

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 11/1/80  
 Posted for: Petition for Special Exception  
 Petitioner: Sosco Corp.  
 Location of property: NW/S Pulaski Highway, 1575' N/E of Middle River Rd.  
 Location of Signs: (part of property) (NW/S Pulaski Highway)  
 Remarks: [Signature]  
 Posted by: [Signature] Date of return: 11/7/80  
 Number of Signs: 1

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received this 23 day of Sept, 1980.  
 Filing Fee \$ 50.00 Received: [Signature] Check

60

William E. Hammond, Zoning Commissioner

Petitioner: [Signature] Submitted by: [Signature]  
 Petitioner's Attorney: [Signature] Reviewed by: [Signature]

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## PETITION FOR SPECIAL EXCEPTION

ZONING: Petition for Special Exception  
 LOCATION: Northwest side of Pulaski Highway, 1575 feet Northeast of Middle River Road  
 DATE & TIME: Thursday, November 20, 1980 at 10:00 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
 Petition for Special Exception for a Service Garage  
 All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same on the Northwest side of Pulaski Hwy. (150' wide) at the distance of 1575' more or less measured Northeastly from the Northeast side of Middle River Rd., and running thence from said place of beginning at right angles to said Pulaski Hwy., N. 41° 45' W. 300' to intersect the Southeastern R/W line of the Balto. & Ohio Railroad Co.; thence binding along the said Southeastern R/W line of said Railroad and running N. 43° 15' E. 150'; thence running S. 41° 45' E. 300' to the said Northwest side of said Pulaski Hwy; thence binding along the said Northwest side of said Pulaski Hwy., S. 43° 15' W. 150' to the place of beginning.  
 Containing 45,000 sq. ft. more or less or 1.033 ac. more or less.  
 SAVING AND EXCEPTING that portion Zoned M.L.-C.S.-1.  
 Being the property of Sosco Corporation, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Thursday, November 20, 1980 at 10:00 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 By Order Of  
 WILLIAM E. HAMMOND,  
 Zoning Commissioner  
 of Baltimore County  
 Oct. 20

## DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 1980  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on October 30, 1980, before the 20th day of November, 1980, the next publication appearing on the 30th day of October, 1980.

THE JEFFERSONIAN,  
 [Signature]  
 Manager.  
 Cost of Advertisement, \$ 15.00

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>  <i>oot</i>  </u>										
Revised Plans: Change in outline or description _____ Yes 										

## Petition For Special Exception

15th District  
 Zoning: Petition for Special Exception  
 Location: Northwest side of Pulaski Highway, 1575 feet Northeast of Middle River Road  
 Date & Time: Thursday, November 20, 1980, at 10:00 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
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 All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same on the Northwest side of Pulaski Hwy. (150' wide) at the distance of 1575' more or less measured Northeastly from the Northeast side of Middle River Rd., and running thence from said place of beginning at right angles to said Pulaski Hwy., N. 41° 45' W. 300' to intersect the Southeastern R/W line of the Balto. & Ohio Railroad Co.; thence binding along the said Southeastern R/W line of said Railroad and running N. 43° 15' E. 150'; thence running S. 41° 45' E. 300' to the said Northwest side of said Pulaski Hwy; thence binding along the said Northwest side of said Pulaski Hwy., S. 43° 15' W. 150' to the place of beginning.  
 Containing 45,000 sq. ft. more or less or 1.033 ac. more or less.  
 SAVING AND EXCEPTING that portion Zoned M.L.-C.S.-1.  
 Being the property of Sosco Corporation, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Thursday, Nov. 20, 1980  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 By Order Of  
 William E. Hammond,  
 Zoning Commissioner  
 of Baltimore County  
 Oct. 20

## The Essex Times

Essex, Md., Oct 30, 1980

This is to Certify, That the annexed

[Signature]  
 [Signature]

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of 7 successive weeks before the 30th day of October, 1980.  
 [Signature] Publisher.

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 093514

DATE: October 21, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Sosco Corporation  
 FOR: Filing Fee for Case No. 81-100-X

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 093552

DATE: November 19, 1980 ACCOUNT: 01-662

AMOUNT: \$53.88

RECEIVED FROM: Sosco Corporation  
 FOR: Adv. & Posting for Case No. 81-100-X

VALIDATION OR SIGNATURE OF CASHIER



John R. Miles, Esquire  
6778 Melby Road  
Baltimore, Maryland 21206

cc: Keller & Keller  
5914 Woodlea Ave.  
Baltimore, Md. 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

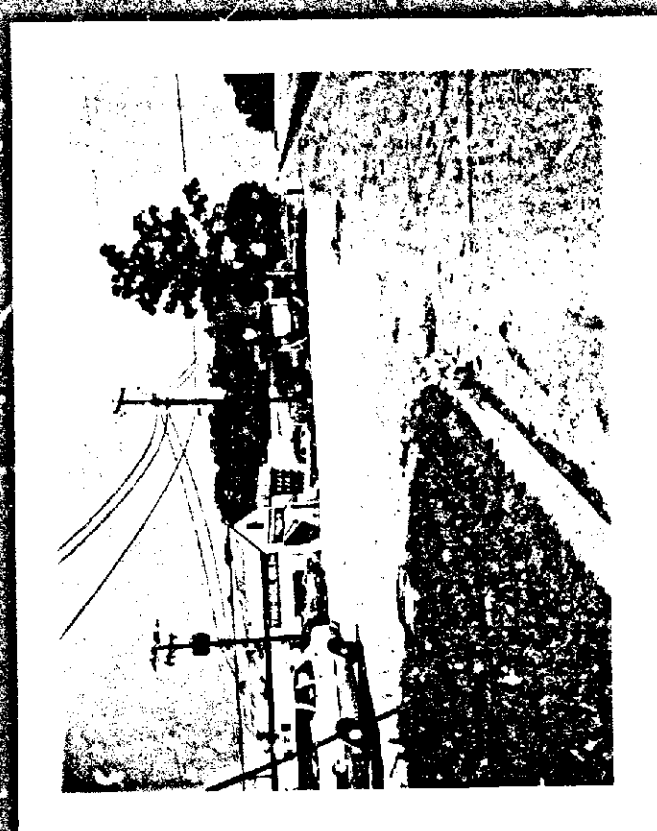
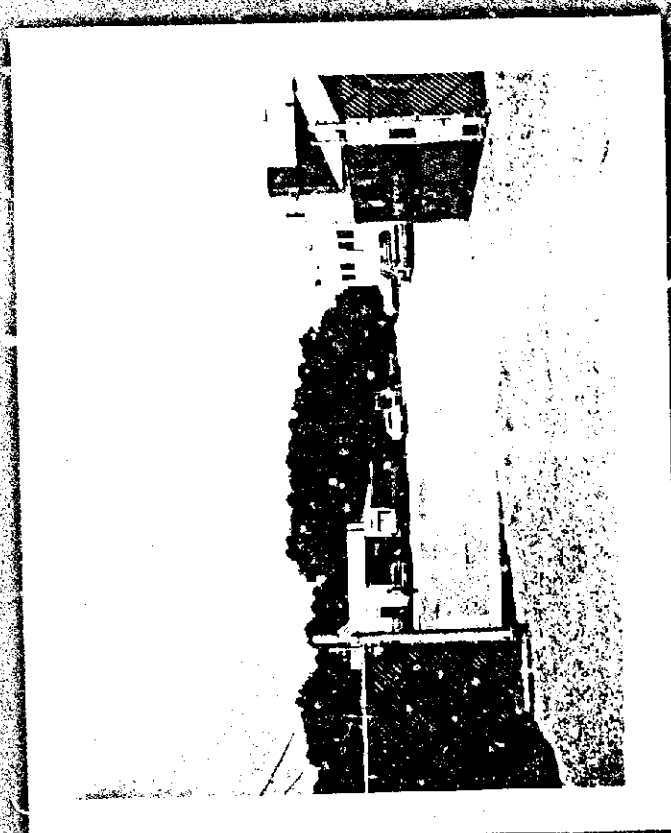
County Office Building  
111 Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of October, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

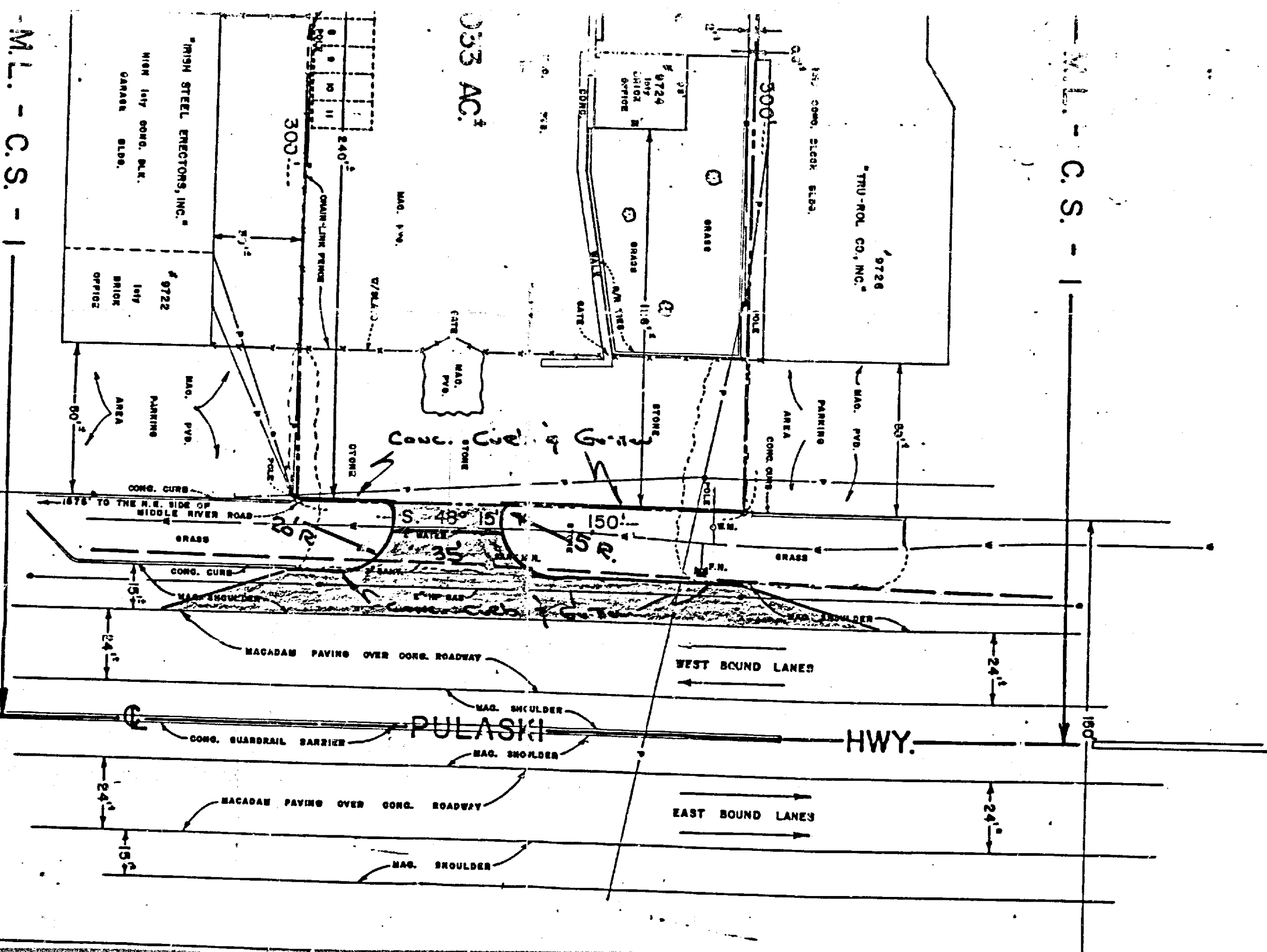
Petitioner: Esso Corporation  
Petitioner's Attorney: \_\_\_\_\_

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



COMPANY SPECIAL EXCEPTION  
SERVICE GARAGE  
CORPORATION PROPERTY  
PULASKI HWY. 21220  
EC. DIST. BALTO. CO., MD.

SCALE: 1" = 30'  
DATE: SEPT. 10th, 1980  
Keller & Keller  
REG. PROF. P.L.S. NO. 67



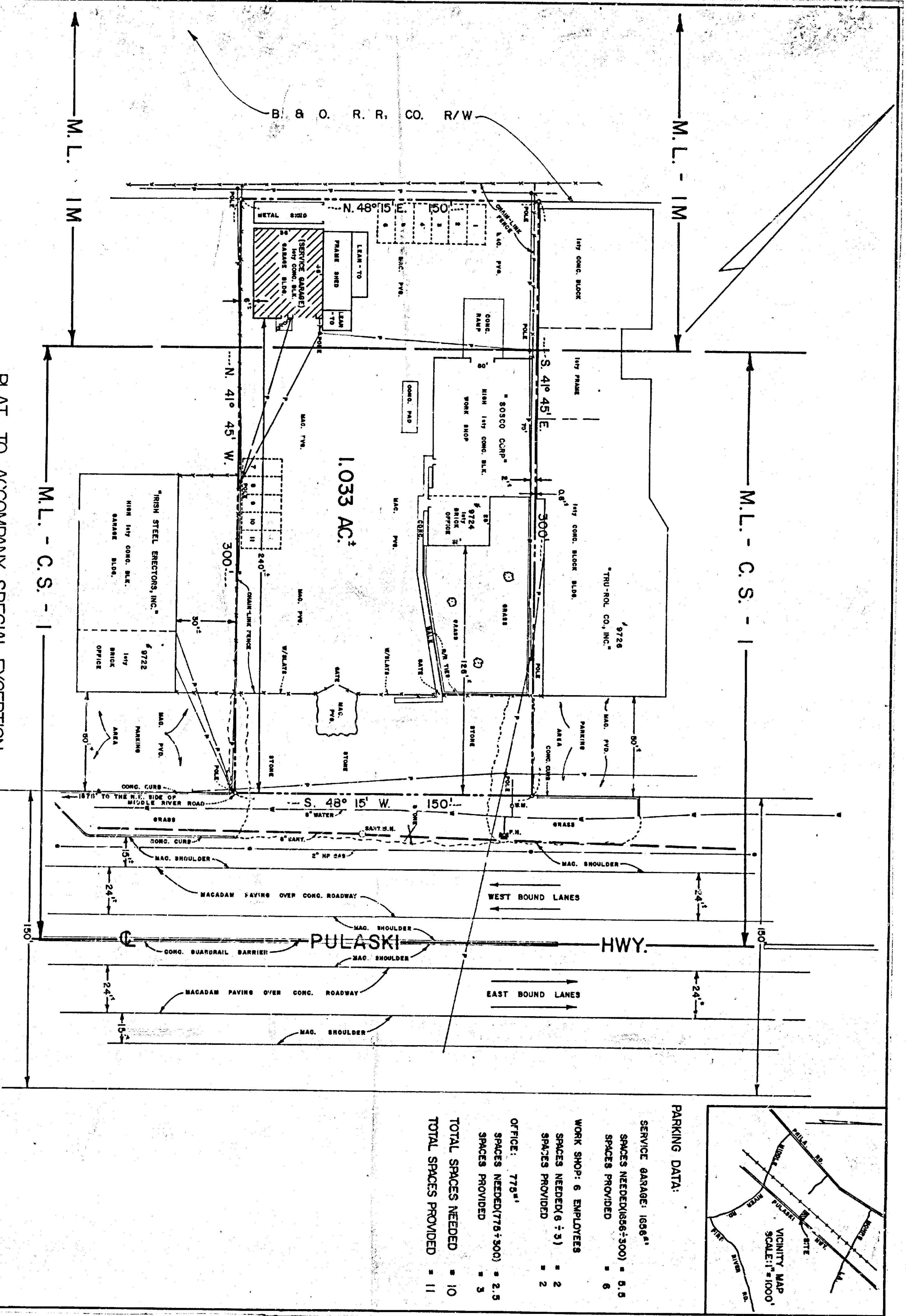
PLAT TO ACCOMPANY SPECIAL EXCEPTION  
FOR SERVICE GARAGE  
SOSCO CORPORATION PROPERTY  
9724 PULASKI HWY. 21220  
15TH ELEC. DIST. BALTO. CO., MD.

SCALE: 1" = 30'  
DATE: SEPT. 10th, 1980  
Keller & Keller  
REG. PROF. P.L.S. NO. 67

KELLER & KELLER  
LAND SURVEYORS  
3914 WOODLEA AVE.  
BALTO., MD. 21206  
301-483-5150



NOTE:  
NO OUTSIDE STORAGE OF DAMAGED OR DISABLED  
VEHICLES ALLOWED ON THIS PROPERTY.



PARKING DATA:  
SERVICE GARAGE: 1696'  
SPACES NEEDED(1696/300) = 5.6  
SPACES PROVIDED = 6  
WORK SHOP: 6 EMPLOYEES  
SPACES NEEDED(6/3) = 2  
SPACES PROVIDED = 2  
OFFICE: 778'  
SPACES NEEDED(778/300) = 2.5  
SPACES PROVIDED = 3  
TOTAL SPACES NEEDED = 10  
TOTAL SPACES PROVIDED = 11

